



## CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted	d: August 22, 2000		Name of POADP:	FCS Fischer, LTD	9.023 Acr	e Tract	ţ
Owners:	FCS Fischer		Consulting Firm:	Pape-Dawson Engine	ers		
Address:	601 Sonterra		Address:	555 E. Ramsey			
Zip Code:	San Antonio, TX 7825	8	Zip Code:	San Antonio, TX 782	216		
School District	t: North East I.S.D.		Phone:	210/375-9000			
Existing zoning	g: <u>B-3 ERZD</u>		Proposed zoning:	N/A			
Site is over/wit	Projec San Ar Counc	ds Aquifer Rechted # of Phases: ntonio City Limital il District: son map grid	2	Yes □ No Yes □ No Yes □ No	S. []	S 00	
Land area bein	g platted:	Lots	A	cres		13	TC
Is there a previ	Single Family (SF) Multi-family (MF) Commercial and non-relious POADP for this Site	esidential 2		.023 No.	VELOPMENT VELOPMENT	6 PM 3: 10	The state of the s
					_		
Is there a corre	esponding PUD for this s	ite? Name <u>N/A</u>		No	_		
Plats associated	d with this POADP or si	te? Name N/A		No	_		
		Name		No	_ ,		
¥.		Name		No	_		
Contact Person	and authorized represen	ntative:					
Print Name: D	Dennis Rion	Signat	ture:		$\rightarrow$		
Date:	29/0	Phone: 210/3	75-9000	Fax: 210/375-90	710	-	

$\boxtimes$	name of the POADP and the subdivision;				
$\boxtimes$	indication of development phases on the POADP;				
	perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);				
$\boxtimes$	copy of digital file;				
$\boxtimes$	north arrow and scale of the map;				
$\boxtimes$	proposed land use by location, type and acreage;				
$\boxtimes$	delineation of the circulation system including all collectors, arterial, and local type "B" streets;				
$\boxtimes$	contour lines at intervals no greater than ten (10) feet;				
$\boxtimes$	legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;				
$\boxtimes$	existing adjacent or perimeter streets;  one hundred year flood plain limits;				
	one hundred year flood plain limits;				
	location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.				
	a complete application and certification, $8 \frac{1}{2} X 11$ reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);				
	POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;				
$\boxtimes$	TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210)207-7702;				
$\boxtimes$	Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;				
$\boxtimes$	the POADP  does  does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;				
	☐ The POADP ☐ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;				
$\boxtimes$	☐ The POADP lies in the North East Independent School District and they have been contacted concerning this development.				
	List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries. Loop 1604, Bulverde Road, Jones-Maltsberger Road				
	ertify that the POADP application and accompanying maps are complete and that the conditions listed on this olication have been met.				
Ce	rtifying Representative: Print Name: Dennis Rion Signature:				
Ify	you have any questions please call Michael O. Herrera at 207-7900				

If you have any questions please call Michael O. Herrera at 207-7900 APPLICATION REVISED May 8, 2000



### CITY OF SAN ANTONIO

October 20, 2000

Mr. Dennis Rion

Pape-Dawson Engineering, Inc. 555 East Ramsey San Antonio, TX 78216

Re: FCS Fischer, Ltd. 9.023

POADP # 683

Dear Mr. Rion:

The City Staff Development Review Committee has reviewed FCS Fischer, Ltd. 9.023 Subdivision Preliminary Overall Area Development Plan # 683. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.

I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Rion Page 2 October 31, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP

Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P.E., Public Works



P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

October 27, 2000

### P.O.A.D.P. REVIEW

FCS Fischer Ltd. – 9.023 Acre Tract Located on Loop 1604 @ Bulverde Road

Mike Herrera City of San Antonio Department of Planning P.O. Box 839966 San Antonio, Texas 78283-3966

P.O.A.D.P. Reviewed for:	Comments
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	None anticipated.
Access Limits/Restrictions	As stated in the March 31, 2000 TxDOT letter to Pape-Dawson, this development is eligible for a maximum combined total of seven access points. This total is based on the overall combined frontage. Locations of eligible access points will be as directed by "Regulations For Access" Driveways to State Highways".
WPAP Requirements	At the time of platting a complete copy of the approved WPAP will be required. No access permits will be issued prior to receipt of the approved WPAP.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### **ADDITIONAL COMMENTS:**

Judy Friesenhahn, P.E. Advanced Project Development Engineer

cc: Pape-Dawson Engineers

### CITY OF SAN ANTONIO Public Works Department

Interdepartment Correspondence Sheet

TO:	Zoning Commission	
FROM:	Engineering and Traffic Division	
COPIES TO: _	File	
SUBJECT:	Fischer Tracts, Level 3 Traffic Impact Analysis	
		Date: December 23, 1999

The Engineering and Traffic Division has reviewed the Level-3 Traffic Impact Analysis for the proposed office park and shopping center located north and south of Loop 1604 between Bulverde and Redland. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Based on the 6th edition of the ITE Trip Generation Manual, this development is estimated to generate up to 4,512 peak hour trips. These trips will be distributed along the eastbound and westbound Loop 1604 frontage roads, Bulverde Road, Jones Maltsberger, and Redland Road.

#### Note:

This development shall be closely coordinated with the City of San Antonio and TxDOT during the POADP level in order to address any adjustments to the existing roadways. Modifications to the submitted Level 3 TIA will be required as a result of adjustments resulting in the POADP process. In addition, the Engineering and Traffic Division recommends submittal of onsite design at the POADP level in order to expedite the building process.

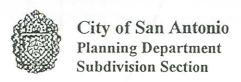
Approved by:

Andrew J. Ballard, P.E.

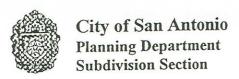
City Engineer

Robert W. Opitz, P.E. Chief Engineer Development Review and Drainage

AJB/RWO/TS ID 99TIA1202



TO:		KL '	VIEW OI I	UADI
☐ Public Works:	<>>	Streets & Traffic	⇒ Drainage	
☐ Building Insp.:	=>	Tree Preservation	⇒ Fire Protection	
☐ Bexar County Pu	blic W	Jorks ,		SEP   SEP
Major Thoroughf	are	**		CEIVE 12 PM 12: OF PLANNI CES DIVISI
☐ Zoning				VISIK
FROM: Michael O	. Негт	era, Planner II	Date	9-7-00
POADP NAME: F	35	FIGGUER,	. LTD. 9.0	123 Ac. TRACT
SUBJECT: The aitac	hed ite	m has been submitted	for your review, recon	nmendation, and or
comment to the Plannin	ig Com	mission or Director.	If necessary, please c	irculate within your
department. Copy this	s reviev	w sheet as needed. Ma	ark your comments her	e and be prepared to
review at the next POA	DP me	eting. Your written c	omments are strongly	encouraged for
documentation in the fil				
This item is tentati	vely s	scheduled for <u>9-2</u>	before the	e POADP committee.
PEMDINE	o TX	DOT RELEAS		
☐ I recomme				mmend approval
				, the engineer/
subdivider/agent, o	f the c	orrections needed to	remove this objection	n. Tel #
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	1		Juner	91100
Signa	iture		Title	Date

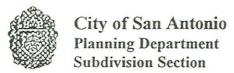


Date

Title

TO:		KL V	ATT AA OI	
Public Works:	<>>	Streets & Traffic	⇒ Drainage	2
☐ Building Insp.:	<>>	Tree Preservation	⇒ Fire Prot	ection
☐ Bexar County Pub	olic V	Works		
☐ Major Thoroughfa				
☐ Zoning				
FROM: Michael O.	Her	rera, Planner II		Date <u>9-7-00</u>
POADP NAME: FO	15	FIGGILER	, 671.	9.083 Ac. TRACT
				, recommendation, and or
comment to the Plannin	ıg Co	mmission or Director.	If necessary, p	lease circulate within your
department. Copy this	s revi	ew sheet as needed. M	ark your comme	ents here and be prepared to
review at the next POA	DP n	neeting. Your written	comments are st	trongly encouraged for
documentation in the fi		_		
This item is tentat	ively	scheduled for 9-	79-000 bef	ore the POADP committee.
☑ I recomme	end a	approval	☐ I do no	ot recommend approval
On		, I notified		, the engineer/
subdivider/agent, o	of the	corrections needed to	remove this o	bjection. Tel #
Comments:)	ONE SIC	s-MAltsburg	er is a	Local 13 street
Dedicati flattin			iewed a	I the time of
Plian		<i>C</i> .	C	DEC. 9/22/00

Signature

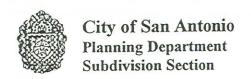


	REV	VIEW of PU	ADP
TO:			
☐ Public Works: ⇒	Streets & Traffic	⇒ Drainage	
□ Building Insp.: ⇒	Tree Preservation	⇒ Fire Protection	
☐ Bexar County Public	Works		18 200
☐ Major Thoroughfare		THEO SEP	
☐ Zoning		Pire Protection  SEP	
FROM: Michael O. Her	rera, Planner II		7-00
POADP NAME: FCS	FIGGHER.	. GTD. 9.073	Ac. TRACT
SUBJECT: The attached in	em has been submitted	for your review, recommend	ation, and or
comment to the Planning Co			
department. Copy this revi	ew sheet as needed. Ma	ark your comments here and	be prepared to
review at the next POADP m	neeting. Your written c	omments are strongly encou	raged for
documentation in the file.			
This item is tentatively	scheduled for <u>9-2</u>	19-CN before the POA	ADP committee.
I recommend a	pproval	☐ I do not recomme	nd approval
On	, I notified_		_, the engineer/
		remove this objection. Tel	
		0	000 R
Comments:		<u> </u>	
			S PM
			SEE OF T
DReid		ety arborist	10/4/00

Title

Date

Signature



TO:			
☐ Public Works:	⇒ Streets & Traffic	⇒ Drainage	00 -
☐ Building Insp.:	Tree Preservation	⇒ Fire Protection	RECEIVED RECEIVED RECEIVED RECEIVED RECEIVED
☐ Bexar County Publi	c Works		72 元
☐ Major Thoroughfare	e		
Zoning			: 39
FROM: Michael O. H	Herrera, Planner II	Date	9-7-00
POADP NAME: FC.	G. FIGCUER,	, 650. 9.0	73 Ac. TRACT
SUBJECT: The attache	ed item has been submitted	for your review, recom	mendation, and or
comment to the Planning	Commission or Director.	If necessary, please cit	rculate within your
•	eview sheet as needed. Ma		
	P meeting. Your written of	comments are strongly e	encouraged for
documentation in the file.		40	
This item is tentative	ely scheduled for <u>9-2</u>	before the	POADP committee.
☐ I recommen	d approval	☐ I do not recor	nmend approval
On	, I notified_		, the engineer/
	the corrections needed to		
Comments:	ned B.3 ER	.20	
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PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK SAN ANTONIO, TEXAS

SEPTEMBER 6, 20 00

030787

PAY

\*\*143\*\*

DOLLARS AND

\*\*30\*\*

CENTS

143.30

TO THE

ORDER OF

CITY OF SAN ANTONIO

PAPE-DAWSON CONSULTING ENGINEERS, INC.

AUTHORIZED SIGNATURE

#O30787# #114923222#

29 399799511

9,023 Ac. TRAG.





To:

Mr. Michael Herrera, Planning

Date:

9/06/00

Re:

POADP Review Fees

Please find attached three (3) separate POADPs for three (3) separate FCS Fischer Tracts located near Bulverde Road and Loop 1604 in northeast San Antonio. Our client, Rick Sheldon, has elected to utilize credit certificates to pay a portion of the review fees associated with this submittal. Please find the following payment summary:

POADP Review Fees Due:

9.023 Ac. Tract @ \$381.10 27.27 Ac. Tract @ \$381.10

86.73 Ac. Tract @ \$381.10

**Total Due** \$1,143.30

Credit Certificate Payment:

Certificate #350 <\$500.00>

Certificate #351

<\$500.00>

Payment of Balance w/Check: PD Check #30787

<\$143.30>

Balance

\$0.00

Please call if there are further questions regarding payment of the review fees. Thank you in advance for your assistance.

From:

Trey Marsh

Project No.:

4763.04

cc:

File

PAPE-DAWSON ENGINEERS, INC.

### TRANSMITTAL



City of San Antonio – Planning Dept. To:

Date: 09/06/00

Mr. Mike Herrera Attn:

114 W. Commerce, 4th Floor

San Antonio, Texas 78205

Re:

POADP Application – 3 FCS Fischer Tracts

QUANTITY	DESCRIPTION			
1	PD Memo – Fee Summary			
1	PD Check #30787 (\$143.30)			
2	\$500.00 COSA Credit Certificates (#350 and #351)			
1	9 Ac. POADP Application, 1 Ea - 8 ½" x 11" POADP Exhibit, 9 Ea -Full, Size POADP Exhibit, Diskette			
1	86 Ac. POADP Application, 1 Ea - 8 ½" x 11" POADP Exhibit, 9 Ea Full Size POADP Exhibit, Distriction			
1	27 Ac. POADP Application, 1 Ea - 8 ½" x 11" POADP Exhibit, 9 Ea — Full Size POADP Exhibit			

If enclosures are not as noted, kindly notify us at once.

	For Your Use	As Requested	For Review and Comment
COMMENTS			

cc:

From:

PAPE-DAWSON ENGINEERS, INC.

Trey Marsh

4763-04

Project No.:

VALUE \$500.00



CERTIFICATE NO. 350

### CITY OF SAN ANTONIO CREDIT CERTIFICATE

Pursuant to City of San Antonio Ordinance No. 89914, this certificate may be used for the payment of any fee charged by the City of San Antonio Planning Department. Upon presentation of this certificate by a representative of the holder identified below or by a valid assignee, the City of San Antonio shall accept and recognize this certificate for the dollar value identified above toward the payment of such fees. This certificate shall expire twenty-four (24) months from the date of issue, for the payment of fees related to the development of property located within the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission. This certificate shall expire Forty-two (42) months from the date of issue, for the payment of fees related to the development of property located outside the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission.

This Certificate is issued under the above terms to the following holder and may be assigned no more than twice using the assignment form located on the reverse side of this document.

M.W. Cude Engineers, L.L.C.

HOLDER

Issued on the day of Lucy, 1999, by the authority signing below.

DIRECTOR OF PLANNING

CITY OF SAN ANTONIO

(Not valid unless signed, see reverse side for assignment information)

VALUE **\$500.00** 



CERTIFICATE NO. 351

### CITY OF SAN ANTONIO CREDIT CERTIFICATE

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HOLDER

Issued on the day of Lucy, 1999, by the authority signing below.

DIRECTOR OF PLANNING CITY OF SAN ANTONIO

(Not valid unless signed, see reverse side for assignment information)

### Michael Herrera

From:

Todd Sang

Sent:

Thursday, October 19, 2000 4:32 PM

To: Subject: Michael Herrera FCS Fischer

Mike

Pape Dawson has sent me clarification which outlines the 9 acre 27 acre and 86 acre Fischer Tract POADPs. The area and land-use appears to coincide with the original the Level 3 Fischer TIA. Please let me know if you need a copy of the approval letter dated 12-30-99.

Also, due to the unusual road network in this area, please let me know if the Major Thoroughfare Plan is adjusted in any way which may change the expected traffic patterns for these Fischer submittals.

Please call me if you need anything else.

Todd

### Michael Herrera

From:

Todd Sang

Sent:

Friday, September 22, 2000 4:35 PM

To: Cc:

Michael Herrera James Clements

Subject:

RE: TIAs

### Mike

1) FCS Fisher Tracts--I have an approved TIA for the Fisher Tract with a note staing:

"This development shall be closely coordinated with the City of San Antonio and TxDOT during the POADP level in order to address any adjustments to the existing roadways. Modifications to the submitted Level 3 TIA will be required as a result of adjustments resulting in the POADP process. In addition, the Engineering and Traffic Division recommends submittal of onsite design at the POADP level in order to expedite the building process."

Therefore, Pape Dawson will need to identify the land use and trips associated with the three FCS Fisher Tracts and the originally submitted Level 3 TIA. I would also like to see the alignment of the roadways as indicated on the Major Thoroughfare Plan. This information needs to be <u>clearly</u> represented along with site plans if available.

2) Encino Park--Plat#20000367--I do not have anything on file for this POADP. The original submittal may have predated the TIA ordinance. Please let me know when the original was submitted.

In the future, please send copies the POADPs to me so I may have more time to investigate past submittals Thanks

#### Todd

----Original Message--

From: Sent:

Friday, September 22, 2000 11:12 AM

To:

Todd Sang

Michael Herrera

Subject: RE: TIAs

Todd, thanks for the info, but what about Encino Park and the other three FCS Fisher Tracts, have you received a TIA on them?

----Original Message----

From:

Todd Sang

Sent: Friday, September 22, 2000 11:03 AM Michael Herrera To:

Cc:

James Clements Subject: Los Caminos

I received a Level 1 TIA for the Los Caminos POADP on 9-22-00. Please allow at least two weeks for Traffic comments/review.

Note: I received only one copy of the above TIA without the review fee. Therefore, the review may be delayed do to an incomplete submittal.

Thanks

Todd Sang

REMIT TO: CITY OF SAN ANTONIO P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

INVOICE 1952056

AMT ENCLOSED

AMOUNT DUE INVOICE DATE DUE DATE

143.30 9/07/2000 9/07/2000

50-04-5573 PAPE DAWSON ENGINEERS 555 E. RAMSEY S.A. TX. 78216

PHONE: 000 - 0000

9AC, 86AC & 27AC FCS FISCHER TRACTS \$143.30 CK#030787

CREDIT CERTIFICATES #350-#351 @ \$500 EACH

FACILITY LOCATION: 100 COMMERCE ST W \_\_\_\_\_\_\_

INVOICE DATE INVOICE ACCOUNT DUE DATE 9/07/2000 1952056 50-04-5573 9/07/2000 

OFFICE HOURS 7:45 - 4:30

LINE INDEX REF DESCRI 1 012542-001 PLAN REVIEW FEES

DESCRIPTION

AMOUNT

143.30

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT 09/06/2000 ST:

09/06/2000 END

\_\_\_\_\_\_

CK# 030787

PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE 143.30 143.30

CITY OF SAN ANTONIO PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975 PAGE 1 OF 1